

A regular meeting of Borough Council was held at 7:30 PM, Monday, January 14, 2013. Mayor Frank North presided. Pledge of Allegiance and Silent Prayer were observed. Announcement was made that the meeting had been advertised in accordance with the regulations prescribed by the "Open Public Meetings Act".

ROLL CALL:

Council Present: Fields, Volkert, Grasso, Brennan, Sperrazza and Perno, Clerk Brouse, Attorney Higgins and CFO Moules were present.

**PUBLIC HEARING
PUBLIC**

Cliff Matukonis, 501 W. Maple Avenue-Walked along bike path and have questions. Is asphalt considered complete? Some cleaning up to do and repairs to make.
Has been noted with engineer and working on it. Video is also being reviewed.

Bill Walker, 23 W Cedar Avenue-put together an article for observance re 606 tax abatement. Is there still a financial agreement, any significant changes? 15 years and 3 additional 5 years. Has not been circulated yet. School sharing is a separate agreement. 5 year agreement for school 63% 32% 5% limiting number of affordable units is out of the agreement.

APPROVAL OF MINUTES- On a motion of Mr. Brennan and second of Mr. Volkert with Mr. Sperrazza and Mr. Perno abstaining, Council approved the caucus meeting minutes for 12-3-12, the regular meeting minutes for 12-10-12 and the reorg meeting minutes for 1-2-13.

CORRESPONDENCE- Jane Howell letter

COUNCIL REPORTS

Mrs. Fields-Personal-complete reviews by caucus meeting. Rec-met with Dawn regarding rentals and jobs that she does along with her wish list. Like to work with Buildings and Grounds for this year. The ballroom trim needs to be painted. Also gave a list of rentals and will ask for a comparison.
Attended an HPC meeting, sign for Nova Care and Steak sandwich restaurant. Chris Mecca has been making some changes, may be hire independent sub inspectors, we will hire a rental person by February. OEM needs to have supplies, what are we doing with the old EMS building for storage and meetings? Would like to see both OEM's as a joint shared service.

Mr. Volkert- 62 tons waste. 500 tons for year-leaves are still being picked up, replaced signs, trim trees, storm grates are cleaned up weekly. Working on window wells at Community Center. Planning-re-org-approved Nova Care. Mara read review of TCE and how it is not consistent with the Master Plan.

Mr. Grasso-Public Events-will remove Santa Shack by next week or so. Easter event- March 22nd, rain date of March 29th have purchased eggs.. Working on the schedule for the year. Court for December 12,262 203,892 for the year. Fire Dept.-Nov 9 calls, no December report. Purchased a thermal imaging camera. Matt Mulhern in thoughts- benefit January 26 at the Community Center.

Mr. Brennan-Police 3,304 calls, 2,826 traffic, 1108 cum, 163 burglary, 45 DWI, 14,388 meters. Side work \$19,168. 12 hour shifts for full year. New Sergeant-Mr. Talarico. 230 calls for service. Dare instruction. Police vehicle ordered.

Merchantville School incident. Police did a fantastic job, had a confession-number of positive feed back from parents and had County help. Happy with how everyone responded. Finance meeting on Thursday to discuss budget. Senor Citizens meeting next week to discuss options.
Mayor thanked police and school for the terrific job they did with the issue.

Mr. Sperrazza-pass

Mr. Perno-Ways and Means-pay bills. Meeting every Thursday to discuss items for Council. A Change order will be discussed later in the meeting. Shade Tree Meeting-Mr. Paulson chair, would like authority to fine residents that would fine if trees are removed without approval. Paul May gave in writing, a notice that the tree on Morris needs to now be removed. CDBG-Will now give grants every 3 years and funding is being reduced. Building & Grounds meeting with Baseball regarding scoreboard sign.

Engineer to attend alternating meetings, Bach at Caucus, R & V at Council.

Clerk's Report

Auditor's working

Public Defender's room

Department meeting-Wednesday

Financial Disclosure Forms

OLD BUSINESS

NEW BUSINESS

OATH OF OFFICE-Frank Talarico as Police Sergeant

DISCUSSION-Community Center rentals-fundraiser request for reduced or free rate. What do we charge for a fundraiser? Teachers are willing to pay for rental.

DISCUSSION-Absentee policy for officials-consecutive meetings

DISCUSSION-Change Orders

DISCUSSION-Planning Board application and fee schedule

DISCUSSION-Electronic scoreboard for baseball field at Community Center

DISCUSSION Budget-send info to directors by end of January and meetings by February and intro by March latest April.

DISCUSSION Sewer rates-rates have gone up and consider raising

DISCUSSION-Holiday schedule for council meetings.

Resolutions to be read by consent agenda: On a motion of Mr. Perno and second of Mr. Volkert, Council approved the following resolutions by consent agenda:

R13-19

**RESOLUTION OF THE BOROUGH OF MERCHANTVILLE,
COUNTY OF CAMDEN AND STATE OF NEW JERSEY TO REQUEST
FOR BID OF TEMPORARY LABOR FOR PUBIC WORKS DEPARTMENT**

WHEREAS, the Mayor and Council of the Borough of Merchantville desire to go out to bid for temporary labor services for the Department of Public Works; and

WHEREAS, this resolution will be effective for the first quarter of 2013 due to the temporary budget; and

WHEREAS, the total expense for temporary labor services for the 2013 year will not exceed \$5,000.00;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Merchantville, County of Camden, State of New Jersey, that Denise Brouse, Borough Clerk of the Borough of Merchantville, be and hereby is authorized to requests bids for temporary labor services known as attachment "A" for the Borough of Merchantville Department of Public Works.

R13 -21

**RESOLUTION OF THE BOROUGH OF MERCHANTVILLE,
COUNTY OF CAMDEN, STATE OF NEW JERSEY APPROVING
THIRD YEAR OF THE THREE YEAR CONTRACT TO CUT GRASS ON
BOROUGH OWNED PROPERTIES**

WHEREAS, the Borough Council of the Borough of Merchantville is desirous of having a contractor cut the grass on Borough owned properties in Merchantville; and

WHEREAS, bids have been solicited and received for this project with council accepting the bid of \$10,550.00 for Year 3 including the following items,

- #1 Community Center/Greenleigh Court,
- #2 Borough Hall/Morrissey Park,
- #3 Wellwood Park,
- #4 Merchantville Bike Path,
- #5 Emergency Squad building, 9 E. Park Avenue and PNC property

WHEREAS, the Chief Financial Officer has certified as to the availability of funds;

NOW, THEREFORE, BE IT RESOLVED, that the contract is awarded to Driscoll Landscaping, 60 Edison Road, Cherry Hill, NJ 08034 in an amount not to exceed \$10,550.00.

R13-22

**RESOLUTION OF THE BOROUGH OF MERCHANTVILLE,
COUNTY OF CAMDEN AND STATE OF NEW JERSEY
REFERRING CERTAIN MATTERS TO THE
MERCHANTVILLE PLANNING BOARD FOR REVIEW AND
RECOMMENDATIONS PURSUANT TO N.J.S.A. 40:55D-26**

WHEREAS, the Borough of Merchantville is a municipal entity organized under the laws of the State of New Jersey and located in Camden County, New Jersey ("Merchantville"); and

WHEREAS, the Merchantville Planning Board ("Planning Board") is an autonomous entity created by the Borough of Merchantville pursuant to and governed by N.J.S.A. 40:55D-1 et seq.; and

WHEREAS, the statute, N.J.S.A. 40:55D-26(a) requires that, prior to the adoption of a development regulation, revision, or amendment thereto, the [municipal] Planning Board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate; and

WHEREAS, the Mayor and Borough Council of the Borough of Merchantville wish to refer to the Merchantville Planning Board, pursuant to N.J.S.A. 40:55D-26(a), the following issues for discussion as to enactment of appropriate ordinances addressing:

1. the documents to be utilized by applicants before the Merchantville Planning Board; and
2. the fees to be charged and escrows required of applicants before the Merchantville Planning Board.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Merchantville, that pursuant to N.J.S.A. 40:55D-26(a), the issues of (1) the documents to be utilized by applicants before the Merchantville Planning Board; and (2) the fees to be charged and escrows required of applicants before the Merchantville Planning Board; respectively, be and hereby are referred to the Merchantville Planning Board for the action as required by statute.

Ordinances for introduction and first reading: ORDINANCE 13-01 Long Term Tax Exemption for 606 W. Maple: On a Motion of Mr. Brennan and second of Mr. Volkert, the following Ordinance was introduced:

**BOROUGH OF MERCHANTVILLE, NEW JERSEY
ORDINANCE 13-01**

**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE,
COUNTY OF CAMDEN, STATE OF NEW JERSEY
APPROVING AND AUTHORIZING THE EXECUTION OF A
FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF
MERCHANTVILLE AND CITADEL WELLWOOD URBAN
RENEWAL LLC PURSUANT TO N.J.S.A. 40A:20-9 ET SEQ.**

WHEREAS, Citadel Wellwood Urban Renewal LLC (the “Sponsor”) proposes to extensively rehabilitate a certain fifty-four (54) unit apartment complex (the “Project”) within the Borough of Merchantville (the “Borough”), on a site described as Lots 2 and 3, Block 9 as shown on the Official Tax Map of the Borough of Merchantville, and commonly known as 606 West Maple Avenue, Merchantville, New Jersey; and

WHEREAS, the Project will qualify for a tax exemption under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-8 et seq.; and

WHEREAS, the Sponsor has presented to the Borough Council an application for this Long Term Tax Exemption and PILOT Agreement, which has been approved by the Borough Council by Resolution pursuant to N.J.S.A. 40A:20-8, dated November 19, 2012, a copy of which is attached hereto as Exhibit “A” and made a part hereof.

WHEREAS, the Borough Council of the Borough of Merchantville deems it in the best interests of the Borough to approve the attached Financial Agreement with Long Term Tax Exemption, under the Long Term Tax Exemption Law to Citadel Wellwood Urban Renewal LLC, relative to its extensive rehabilitation of the fifty-four (54) unit apartment complex located at 606 West Maple Avenue in the Borough of Merchantville;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Merchantville, as follows:

ARTICLE I.

A. The Council approves the Financial Agreement, attached hereto as Exhibit “B” and made a part hereof, authorizing a Long Term Tax Exemption pursuant to N.J.S.A. 40A:20-8 et seq., with an in lieu tax payment of seven (7.00) percent of the gross shelter rent of the Project, subject to the provisions of Section 5 of the Agreement; and

B. The Council understands that the Sponsor has formed an urban renewal entity limited liability company, and that the Borough may enter into the payment in lieu of taxes agreement with such urban renewal entity limited liability company; and

C. It is further ORDAINED that Frank M. North, Mayor of the Borough of Merchantville, and Denise Brouse, Borough Clerk of the Borough of Merchantville, be and hereby are authorized to execute the attached Financial Agreement, attached hereto as Exhibit “B” and made a part hereof, on behalf of the Borough of Merchantville; and

D. The Municipal Clerk is hereby authorized to forward a certified true copy of this Ordinance to Citadel Wellwood Urban Renewal LLC, c/o DePetro Real Estate Organization, LLC, 201 Union Lane, Suite B, Brielle, New Jersey 08730; and

E. The Municipal Clerk is hereby authorized to forward a certified true copy of this Ordinance, and the Financial Agreement implementing it, to both the Municipal Tax Assessor and the Director of the Division of Local Government Services.

ARTICLE II.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE III.

This Ordinance shall take effect upon passage and publication according to law.

PAYMENT OF BILLS: On the motion of Mr. Perno and second of Mr. Grasso, Council approved the follow resolution:

**R13-23
RESOLUTION**

RESOLVED that the Report of the Department of Accounts and Auditing be accepted and spread upon the minutes and the Treasurer be is hereby authorized to pay bill approved therein.

CURRENT FUND		REVENUE	BUDGET
CHECKS CURRENT FUND	2012 BUDGET		65,073.48
	2013 BUDGET	979.11	120,529.25
	GRANTS		63,603.00
	PFRS		
	PERS		
	DEBT SERVICE		13,572.00
	BOARD OF EDUCATION*		
	CAMDEN COUNTY		
WIRE TRANSFERS PAYROLL	12/14/12-1/11/13		178,957.97
WIRES / MANUAL CHECKS			28,238.91
TOTAL CURRENT		979.11	469,974.61
SEWER UTILITY			
CHECKS SEWER FUND	2012 BUDGET		2,518.77
	2013 BUDGET		43,539.73
	DEBT SERVICE		
WIRE TRANSFERS PAYROLL	12/14/12-1/11/13		8,517.10
WIRE NJEIT LOAN			
WIRES /MANUAL CHECKS			
TOTAL SEWER		0.00	54,575.60
GENERAL CAPITAL FUND			
CHECK CAPITAL FUND			130,058.59
MANUAL CHECK			
WIRE TRANSFERS PAYROLL			
TOTAL CAPITAL		0.00	130,058.59
TRUST FUND			
CHECK TRUST OTHER FUND			922.00
WIRE TRANSFERS PAYROLL	12/14/12-1/11/13		24,467.16
WIRES / MANUAL CHECKS			10,081.88
TOTAL TRUST		0.00	35,471.04
SEWER CAPITAL FUND			
CHECK SEWER CAPITAL			
MANUAL CHECKS			
WIRE TRANSFERS PAYROLL			
TOTAL SEWER CAPITAL		0.00	0.00
RECREATION TRUST			

CHECK RECREATION TRUST	2012 BUDGET		
MANUAL CHECKS			
WIRE TRANSFERS PAYROLL	12/14/12-1/11/13		405.52
TOTAL RECREATION		0.00	405.52
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ANIMAL TRUST FUND			
ANIMAL TRUST CHECK			184.00
TOTAL ANIMAL TRUST		0.00	184.00
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TOTAL BILL LIST & MANUAL CHECKS/WIRE		979.11	690,669.36
		GRAND TOTAL	691,648.47

DIRECTOR OF ACCOUNTS & AUDITING

ANNOUNCEMENTS:

PRIVATE SESSION

ADJOURNMENT: On the motion of Mr. Sperrazza and second of Mr. Perno, the meeting was adjourned at 8:45 P.M.

DENISE BROUSE
BOROUGH CLERK